

PFK



Flat, 14A Station Street, Keswick – CA12 5HP

Guide Price £340,000

PFK

Flat

14A Station Street, Keswick

Grandy Nook is a beautifully appointed and characterful apartment, dating from 1861, with a feature rotunda tower. The property boasts delightful views across neighbouring rooftops towards the surrounding Lakeland fells. Sympathetically modernised for comfortable living, with deceptively spacious rooms, in this unique cylindrical design, it is currently utilised as a luxury holiday let. Briefly the accommodation comprises a spacious entrance hallway with large walk in cupboard, sitting/dining room, a well equipped fitted kitchen, two double bedrooms and newly fitted modern bathroom. Outside and close to the property are two private parking spaces, conveniently located in the very heart of Keswick town centre with noticeable signature round shape offering distinct architectural appeal.

- Leasehold apartment
- Characterful yet modernised
- Second floor
- Two private parking spaces
- EPC Rating D
- Council Tax: Band B



Entrance Hallway

7' 0" x 11' 4" (2.14m x 3.45m)

Two fitted cupboards and a radiator.

Kitchen

12' 5" x 7' 0" (3.78m x 2.13m)

Window to rear aspect, a range of matching wall and base units, complementary worktop, space for washing machine, integrated fridge and freeze, oven, gas hob with extractor over, stainless steel sink and drainer with mixer tap, integrated dishwasher and a radiator.

Bathroom

9' 10" x 5' 3" (3.00m x 1.60m)

Obscured window to rear aspect, WC, vanity wash hand basin, bath with mains shower over and a heated towel rail.

Living Room

18' 11" x 11' 9" (5.77m x 3.57m)

Dual aspect windows to front and side aspect, feature cylindrical window to front aspect with views over the rooftops towards the Lakeland fells, space for a dining table and two radiators.

Bedroom 1

16' 10" x 12' 2" (5.13m x 3.70m)

Dual aspect windows to front aspect and a radiator.

Bedroom 2

7' 8" x 8' 0" (2.34m x 2.45m)

Window to side aspect and a radiator.





Off street

2 Parking Spaces

Two private parking spaces with bollard locks.

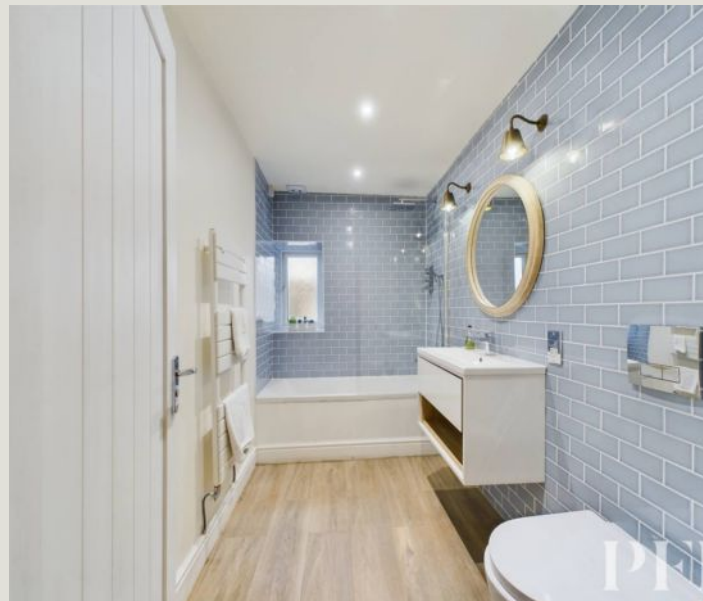
ADDITIONAL INFORMATION

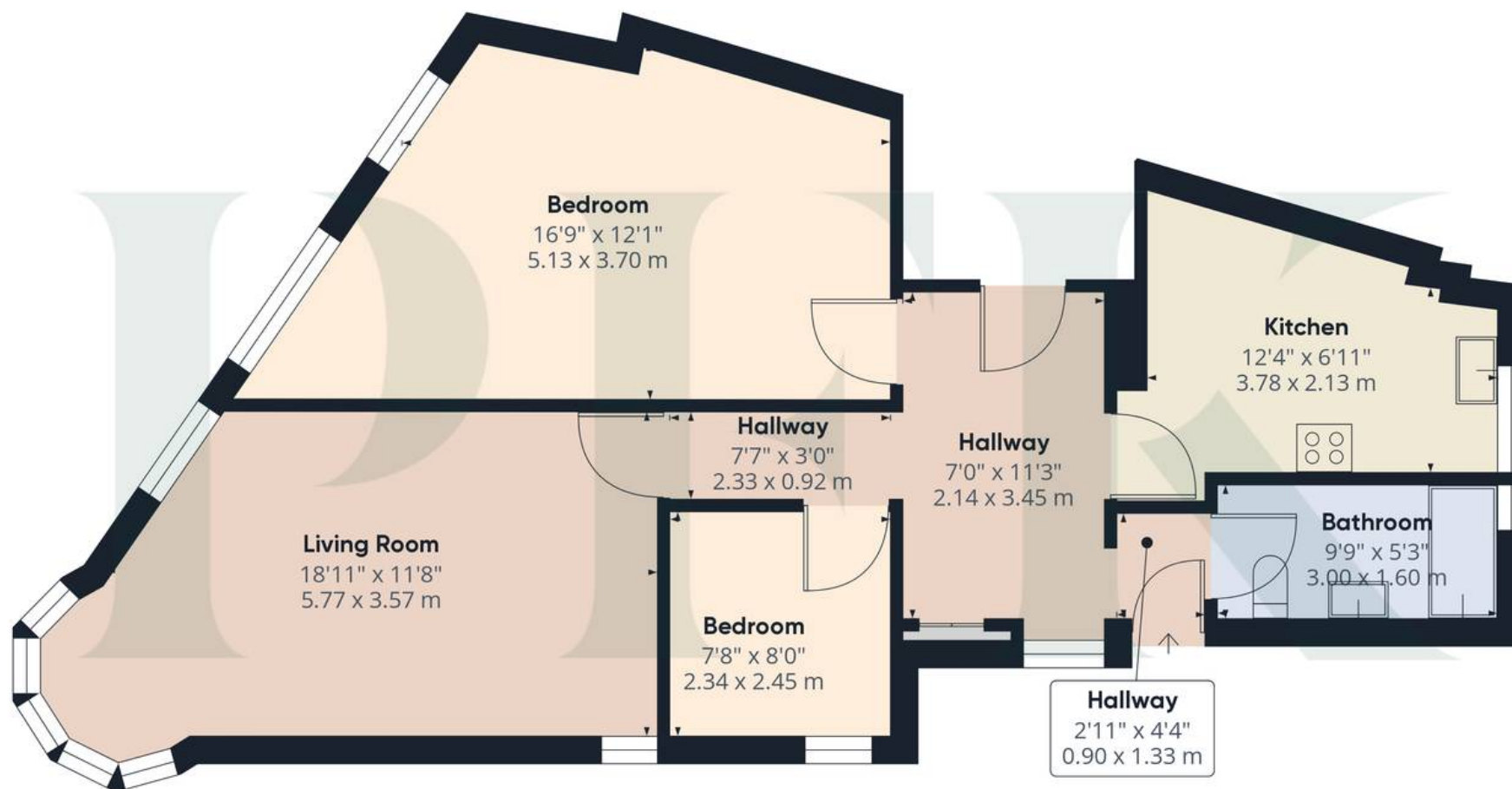
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Directions

From the office head down Station Street and the property is on the left hand side, above the betting shop. The car parking spaces are very close to the entrance by foot and vehicular access is via the back of the George Hotel.





Approximate total area⁽¹⁾

785.66 ft²

72.99 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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